

**CITY OF PALMETTO
COMMUNITY REDEVELOPMENT AGENCY
ADVISORY BOARD MEETING**

**March 22, 2018
2:00 PM**

Board Members Present:

Roberto Gonzalez, Chair
Barbara Gaulien, Vice Chair
David Washington

Staff Present:

Jeff Burton, CRA Director
Scott Rudacille, Chief Assistant City Attorney
Amber LaRowe, Assistant City Clerk

Chair Gonzalez called the meeting to order at 2:00 p.m., followed by a moment of silence and the Pledge of Allegiance.

1. CRA ADVISORY BOARD AGENDA APPROVAL

Motion: Mr. Washington moved, Mrs. Gaulien seconded, and the motion carried 3-0 to approve the March 22, 2018 CRA Advisory Board agenda.

2. PUBLIC COMMENT

No comment.

Mr. Burton introduced Mike Maholtz, recently hired part-time CRA employee. Mr. Maholtz recently retired from the Metropolitan Planning Organization.

3. ELECTION OF CHAIR AND VICE-CHAIR

Motion: Mrs. Gaulien moved, Mr. Washington seconded, and the motion carried 3-0 to nominate and elect Roberto Gonzalez as Chair of the Board and to nominate and elect Barbara Gaulien as Vice Chair of the Board.

4. APPROVAL OF MINUTES

Motion: Mrs. Gaulien moved, Mr. Washington seconded, and the motion carried 3-0 to approve the August 8, 2017 CRA Advisory Board minutes.

5. RECOMMENDATION ON HEARTLAND FERTILIZER DOWNZONE

Mr. Burton made a presentation regarding the property known as Heartland Fertilizer. The property is located off 11th Avenue, behind the Palmetto Police Department. The property is approximately 8.25 acres and zoned as heavy commercial industry. Mr. Burton noted that surrounding properties are residential.

Mr. Burton discussed the soil evaluations on the property along with the brownfield feasibility study. He stated that the use of the property has to be determined first and then that will establish the standards of quality for the soil on the property. He asked the Board to consider the property for the applicability of the Heavy Commercial/Industrial Redevelopment Incentives.

The Incentives were discussed. Mr. Burton noted they were adopted in 2011; however, they have never been used. Rule number 2 states that the Advisory Board review the applications and make a recommendation to the CRA Board. Mr. Burton stated that this property meets the Intent of number 2 of the Incentives that state “encourage all properties, especially nonconforming, to align with the Palmetto Comprehensive Plan.” This property is nonconforming to the surrounding properties.

Motion: Mr. Washington moved, Mrs. Gaulien seconded, and the motion carried 3-0 that the property known as Heartland Fertilizer meets the intent of the Heavy Commercial/Industrial Redevelopment Incentives.

The developer of the above property is under contract and is asking for the incentives to redevelop the property. The money for the incentives is based on a per acre basis of up to \$50,000 per acre to downzone the property. This Property could receive up to \$25,000 per acre, equal to approximately \$220,000 in incentives. This incentive is based on the current zoning of industrial being downzoned to residential. There will be other steps that have to be approved by the Planning and Zoning Department for the project. The incentives are paid out over 10 years. The planned project for the property is multi-rate market housing.

Mr. Burton will put this on the April 2, 2018 CRA Board Agenda. The Incentive Agreement will be reviewed to ensure it meets the appropriate guidelines of this specific incentive program. A new agreement will have to be created for this program.

Attorney Rudacille questioned why there was no application today. Discussion ensued. Attorney Rudacille clarified that there will be an application that will be forthcoming to the CRA Board that will outline the current zoning and the desired downzone for the property. The application will also outline the incentives they will receive and how it will be distributed over a certain period of time.

Central Manatee Network Alternatives Analysis (CMNAA) Discussion:

Mr. Maholtz discussed the CMNAA regarding the DeSoto Bridge and the concept of a “fly over” bridge; the study is still ongoing. The data for the project is moving forward to the next phase of discussions of this Plan. An interim discussion will be had regarding short term solutions. Discussion regarding long term solutions will be had sometime in the next 5 years. Mr. Maholtz

will discuss with Mrs. Gaulien after the meeting so that information can be provided to the residents at Riviera Dunes.

Mr. Burton informed the Board that the CRA office will be relocating soon, to a property located behind the current CRA office. The lease for this new location is on the next CRA Board agenda for approval.

The Property located at 515 5th Street West has been renamed as Connor Park.

Mr. Burton informed the Board that the property on Riverside Drive and 8th Avenue West is being surplused and an Invitation to Bid will be forthcoming.

Chair Gonzalez adjourned the meeting at 2:57 p.m.

Minutes approved: July 13, 2018

Jeff Burton

Jeff Burton
CRA Director